

PROVISIONAL ALLOTMENT

Dated :

To

Mr./Ms

Address

.....

Ref : Your application dated

Subject : Provisional Allotment of an Apartment including No. of Covered Car Parking space at Ashiana Elegance situated at Nandan Vihar, Mouza Kalarahanga, Bhubaneswar, Distt-Khurda, Odisha – 751024 being developed by Ashiana Realty LLP (“Promoter”) having ORERA Registration No..... dated

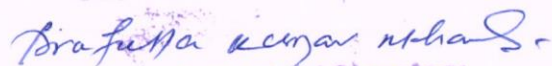
Dear Sir/Madam,

Pursuant to your above mentioned application, we are pleased to provisionally allot you an apartment bearing No. in Floor of Tower No..... having Carpet AreaSq. Ft (.....Sq. Mtr.) and () No. of Covered Car Parking space on the Stilt/Ground Floor for parking of your car in our Project **Ashiana Elegance**, in lieu of payment of the consideration agreed by you in respect there of as detailed in the schedule enclosed herewith and subject inter alia to the following :-

- a) Your making timely payment of the consideration of all amounts, costs, expenses and deposits stipulated in the schedule enclosed herewith together with the applicable taxes thereon.
- b) You will be executing and registering at your cost and expenses, Agreement for Sale as per standard format to be registered within 30 (Thirty) days from the date of this letter. In case you fail to register the Agreement for Sale within 30 days as stated above, the Promoter shall issue you a reminder letter/Notice as per rules prescribed by ORERA. In case you fail to register the Agreement for Sale during such extended period also, then this provisional allotment shall be considered as Null and Void and the amount paid by you till date shall be refunded by the Promoter without any interest thereon and without you having /raising any nature of manner of objection to the same on any ground what so ever or how so ever.
- c) Further this provisional allotment does not vest any right or interest in the aforesaid apartment in the allottee or any other person until execution of Agreement for Sale by the allottee and the Promoter.

Please note that this allotment is provisional and subject to the above mentioned terms and conditions, and shall be read in conjunction with your above mentioned application. This letter of provisional allotment shall not be treated as an agreement for sale or transfer and all payments received from you until execution of the sale agreement or until cancellation of this provisional allotment, whichever the earlier, shall be treated as refundable interest free advance(s).

This provisional allotment is personal to you and you shall not be entitled to transfer and / or assign and/ or novate the same and / or any part or portion thereof to any third party and / or to nominate any third party in your place and stead.

Ashiana Realty LLP
Authorized Signatory



Ashiana Realty LLP

Registered Office: 3H, Plaza M6, District Centre, Jasola, New Delhi 110 025

Ph: 011 4056 4056 Email : contact@ashianarealty.co.in LLPIN - AAN-2705

Save as specifically define here in above each of the capitalized terms used here in shall have the same meaning as respectively ascribed to each of such terms in the standard agreement to sale as per the ORERA Format.

Please effects your signature(s), with stamp(s) if and as applicable at the foot of this letter including the enclosures hereto, to signify your confirmation and acceptance of this provisional allotment and the terms and conditions recorded herein, as also those relating thereto and / or governing the same.

Please sign second copy of this provisional allotment letter and return to us within 10 days from the date of this letter

We look forward to a meaningful association with you.

Yours faithfully,

For Ashiana Realty LLP

Authorized Signatory

I/ we have read and understood the contents of this letter and the enclosures hereto as also the sale agreement, and confirm and accept the same, and covenant and undertake to comply with and abide by each of the terms stipulated here in as also those respectively stipulated in the enclosure here to and the sale agreement.

1.

2.....

(Provisional Allottees)

Ashiana Realty LLP

Tora Jyoti Kumar Sharma
Authorized Signatory

SCHEDULE

(APARTMENT INCLUDING PARKING)

The Apartment No..... on the Floor of the Tower having Carpet Area Sq. Ft. (.....Sq. Mtr.) including right of exclusive use of..... no. Covered Car Parking space on the Ground / Stilt Floor for parking of your car in "Ashiana Elegance", developed over piece and parcel of land admeasuring 2.95 acres (approx) comprised of various plots situated at Nandan Vihar, Mouza Kalarahanga, Bhubaneswar, Distt- Khurda, Odisha-751024

(TOTAL CONSIDERATION)

The Total Price for the said Apartment based on the Carpet Area is Rs..... / (Rupees..... Only) which includes Cost of Apartment, proportionate cost of common areas, right of exclusive use of no. of Covered Car Parking space on the Ground / Stilt Floor and GST

(PAYMENT PLAN)

SN	STAGE	PERCENTAGE OF TOTAL PRICE OF APARTMENT
1	Booking Amount/Application Amount	10%
2	Upon Completion of foundation	20%
3	On casting of Stilt Roof	10%
4	On casting of 2 nd Floor Roof	10%
5	On casting of 4 th Floor Roof	10%
6	On casting of 5 th Floor Roof	10%
7	On Completion of Brick Work	5%
8	On Completion of Internal Plaster	5%
9	On Completion of External Plaster	5%
10	On Completion of Flooring	5%
11	On Offer of Possession	10%
TOTAL		100%

The above Installments shall become due as and when the Construction is achieved in the respective Apartment or the Tower as applicable irrespective in the order in which it appears above.

Notes :

- Any Statutory taxes shall be charged extra as levied by the Government at the rate applicable on the date of the demand.
- In case of the cancellation & refunds if any, it will exclude the all taxes paid by you or payable by you against the demand raised till date of the demand.
- Under section 194-IA of the Income Tax Act, in case of the transfer of any immovable property of Rs. 50 Lacs or more, TDS at prevailing rate is required to be deducted by the transferee on amount payable to transferor.
- Other Charges such as Registration expenses, Stamp Duty, Legal Charges, any sums payable on account of TPCODL HT/LT Line Charges and Electric Meter Connection Charges, Advance Maintenance Charges, Interest Free Maintenance Security Deposit (IFMSD), Contribution towards Capital Equipment Repair & Replacement Fund and Advance Common Area Electricity Charges shall become payable as and when demanded by the Promoter.

Ashiana Realty LLP

Tara Jyoti Kumar Akhaur
Authorized Signatory